

## Fort Meade Industry Forum Questions

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1) Are there re-use plans for the old Army Reserve Facilities? (Is it part of the EUL umbrella)?

*None of the Army Reserve Facilities are part of the EUL. Current Reserve vehicle servicing facilities along Route 175 may eventually be relocated behind the newly constructed service and administrative facilities, and the older buildings reused/demolished.*

2) How many areas of "S" are wetlands?

*Page 3-9 of the Site S Environmental Baseline Study specifies 10 wetland areas. (find the document online at <http://eul.army.mil/ftmeade/Docs/FinalDraftEBS.pdf>)*

3) Are there plans to relocate the high power line right away through S? Do the existing uses on Site S require relocation?

*Fort Meade has no plans to relocate the high power lines as a result of the proposed EUL. Any contemplated relocation would need to be coordinated with the local power company and Fort Meade.*

4) Do golf course facilities need to meet ATFP standards?

*The Department of Interior facilities adjacent to Site S will need to be fenced off from the golf course facility while maintaining DOI access from the Installation bridge across Route 32. Adjacent rail lines, the integrity of the landfill cap, and the Site S proximity to roads will also require the selected developer to provide the necessary level of security at the site.*

5) What are the facilities (types) located on base that are in need of repair and or reconstruction that the funds from the EUL leases will fund?

*While DPW has a list of maintenance projects, and which ones are prioritized, there is no list as to which projects would receive in-kind services.*

\*6) How long has "S" been capped? Is there methane venting? Or monitoring wells? How much of 367 is wet? When will EIS be available?

*The Record of Decision for the EIS is expected to be done in August of '07.*

*The landfill has been capped since 1996. It is required to capture and vent methane via active venting as opposed to flares. There are ~26 groundwater monitoring stations that will be in place for years to come.*

7) What is Fort Meade looking for?

8) What is the un-developable portion of Site "S" based on EIS? Does 367 acres become a net 200 acres?

9) When do you anticipate the EIS will be complete? And when will the EIS public forum be held?

*See Question 6.*

10) Is detailed mapping available for Site S? Especially the landfill limits, wetlands, habitat areas, and topography. If so, how can we acquire?

*Several reports are available for site S, and the plan is for DPW to have reports on all the sites available for review by appointment. Contact info to make appointments should be on the web site.*

11) Has there been an Environmental Assessment performed on each site? If yes, where can we obtain the report? If no, who will perform this? When?

12) Will golf course be open to the public or military personnel?

*Not open to the public as such, but open to all active duty, retired, DoD civilians active and retired, veterans, and all guests of the above.*

*Also, the military is looking to the developer to build the golf course to a ready-to-play condition, then turned over to the Department of Army to run it. However, developers can propose other solutions.*

13) What is the current plan for the existing golf course? Moving NSA back into this area?

14) Will government provide equity or loans?

15) Given the significant difference of land use between lots X and Y and lot S:

- a) Would the Army consider joint proposal from an office development and a gold course development firm?
- b) Is there a reason why the Army has not split the project into two separate EUL proposals?
- c) Would the Army consider an EUL proposal for just the office or the golf course development?

*There are efficiencies to Fort Meade to bring both parcels/projects to the market in one solicitation. Fort Meade would like to see one team.*

16) What is happening with the piece of ground just north of parcel Y (between 21 ½ street and the old signal command along 175)? Will it be part of a future EUL and/or could it be added to parcel Y in order to improve exposure along 175?

*That area is designated for military construction to house future tenants under the current Ft. Meade Master Plan. It is not an area to be added to Y parcel or for a future EUL.*

17) Parcel Y and Z look part inside and outside the installation border. Please clarify if they are inside or outside the fence.

*They are all within the border of Fort Meade; both however are outside the fence of Fort Meade.*

18) How much security is the garrison willing to create/install around sites Y and Z?

*It is not Fort Meade's intent to create any security or fencing. Providing security for tenants will be up to the developer. Fort Meade may provide for a fee.*

19) Is there an amenity base planned on or near the EUL site similar to the Odenton Town Center Project?

*Question not understood; person who submitted the question did not elaborate given the chance.*

20) Is there a limit on the height of the structure?

*NOL suggests a preference. Likely to be limited to 6 stories. Density issues are subject to negotiation, however.*

21) As a federal jurisdiction, be as a public/private partnership format, who will have authority governing building code compliance? Corps of engineers? Local authorities? None?

*Fort Meade has an installation Design Guide. Development team should expect to work with Fort Meade and the Design Guide to produce a first-class business park incorporating material from the Design Guide.*

*Being on a military installation, the site is not subject to County permitting regulations.*

22) Will building code compliance, i.e., plan review and building inspections be a requirement of this program?

*Fort Meade will work with the Development team and its lender to conduct draw inspections and due diligence inspections to ensure work is done according to plans and specifications.*

23) Will the corps permit independent 3<sup>rd</sup> party oversight?

24) Is the EUL site tax exempt?

*It depends on who ends up providing services to the site. Fort Meade has been working diligently with the State of Maryland to ensure that the site is not double-taxed. If Fort Meade provides fire, police, emergency, etc. services then taxes on real property would not be paid. Fort Meade would charge a fee. If Anne Arundel County provides the services, then expect to pay a tax. Sometimes, services are split, and a fee and payment-in-lieu of taxes are both paid. Whether fees or taxes or both are paid is worked out in the Business and Lease Plan.*

25) Can DOD agencies moving to Ft. Meade under BRAC lease space on the site?

Yes.

26) Does OMB scoring process apply to lease back on the EUL site?

*The Office of Management and Budget scoring process applies to every lease entered into by a federal agency as a lessee. Leases are either categorized into capital leases (lease payments for the full term must be obligated on day one) or operating leases (only one year's rent must be obligated). The Army wouldn't approve a lease deemed to be a capital lease.*

27) Will civilian (non-AAFES) retail uses be permitted/ considered?

*Fort Meade would like the developer to work first with the Army and Air Force Exchange Service; they have many retail franchises. Fort Mead and AAFES will work with the developer to fill in any retail gaps.*

28) Will civilian residential uses be permitted?

No.

29) Will there be an opportunity to develop lodging in association with the golf course development?

*Lodging at the golf course is not seen as viable right now because the privatization of army lodging has the first pass at lodging on the installation. It may be possible in the future, but Fort Meade is deferring to the lodging privatization effort.*

30) Has an NAF study been conducted or will one be conducted to validate the relocation of the golf course?

31) Will the relocation be subsidized by NAF, and, if so, will there be requirements to use NAF employees?

32) Will people be shooting guns on the firing ranges while golfers are trying to putt?

*The firing ranges on Department of Interior land will continue to operate. Firing is done in a direction opposite the golf course.*

33) Will the effluent water be accessible to the new golf course?

*Effluent water is provided to the golf course at its current location. However, the new golf course is at a further distance and this may or may not be feasible. Fort Meade will look at what is proposed by the developer.*

34) Will AACO be involved in any inspections and permit and planning zoning matters?

35) Has wetlands archaeological sites, delineation been completed?

36) Does existing uses in site S require relocation?

*There is an obstacle course and a Defense Information School training facility. The obstacle course probably won't be used anymore, and Fort Meade is open to relocating the training facility.*

*Another requirement recently made known is for a 100' X 100' antenna farm. This most likely will go in the southwest corner of site S.*

37) Is there a default entrance to the golf course or can it be anywhere?

*There are many possible entrances in the area. One is the overpass over 32 (Patuxent Freeway) through the installation; another is a gate that allowed access from Odenton (closed due to 9/11); and there is an old gate in the SE corner under the railroad track right-of-way out of Piney Orchards.*

38) The Odenton MARC lot was overflowing. What will be done to accommodate additional growth?

*MARC is getting pressure to build parking structures for the Odenton station.*

*Fort Meade is developing the capacity to run shuttle buses to Fort Meade/NSA from the Laurel, Savage, and Odenton train stations for existing and future commuters heading north from northern Virginia. It is believed the lack of such shuttle capacity is why commuters are not using the MARC trains currently.*

39) I assume the DISA HQ Complex and DOD Media Center are separate and distinct building opportunities not associated with the EUL. If so, how do you find out about these opportunities?

*Correct, they are associated with BRAC. Watch Fedbizopps.gov for advertisements.*

40) Can you describe the importance of community relations as it relates to the EUL on both the installation and also in the surrounding community?

*It is very important. Fort Meade wants to keep the community on-board. Good relations also help when environmental issues need to get approved.*

*Stakeholders both on and off-base will need to be made aware of schedules and closings; for example, when the existing golf course will close.*

*Fort Meade has and wants to maintain good relationships with the local, state, and federal governments. The chosen development team will be a partner in this.*

41) Has the Fort already developed a list of facilities/ buildings on the fort that need replacements or relocation to the EUL parcels?

*No. The developer is expected to build the building(s) and find the tenants who will move into it. Fort Meade is not obligated to move functions to the new facilities as part of an EUL project.*

42) If the Fort has a development plan for 5, 10, + years (up to 50 as noted in the morning presentation), does it include parcels s, y, z? Does the fort plan include areas adjacent to s,y, z (in or outside the fort)? Are any aspects of such a plan currently available to the public?

43) Is housing (either long term or temporary) anticipated for any of the 3 parcels?

44) Will security planning require any or all of the parcels to have the option to be reintegrated into the larger Fort Meade Security Perimeter?

45) Will contractors still be moved "off base" or are they now staying due to EUL?

46) Can the government enter into a long term lease?

*Yes. Typical lease terms are 50 years, although 35 year leases have been done.*

47) It seems that NSA is separate from BRAC. How many new NSA jobs by 2011 on the post? How large will new NSA facility (on site of the current golf course) ultimately be? When will construction begin? Will the new NSA facility serve any private sector tenants?

*NSA is not growing at the moment, but will probably grow in the future. It is separate and distinct from BRAC. Beyond that, it is difficult to answer the question since no one on the panel can speak for NSA's plans.*

48) Will the Government expect/ anticipate market returns on the land and infrastructure? Is land going in with a cost?

*The EUL stipulates fair market value or greater, and above that, EUL staff will work to get the best rate of return possible. The government is flexible as to how this might be achieved.*

*For the long-term benefit of Fort Meade and the US government, benefits must be maximized on this project.*

49) Has this EUL been scored by OMB? If so, what conclusions has OMB drawn about the project? If not, when do you anticipate the scoring analysis?

50) Are there 1 or 2 museums on site?

*There are two museums. National Cryptological Museum is one. (Rest of answer cut off by end of first CD)*

51) What is happening to the Ft. Meade Equestrian Center?

52) Who will be grading the proposals? Who are the evaluators? And how many people from each organization?

*Usually a Source Selection Board is composed of 7-9 people from Fort Meade, industry experts, from the EUL staff, Department of the Army, etc. Exact composition is unknown at this time.*

53) Will it be a requirement for team members to have had worked together on previous projects in order to qualify for the RFP?

*It is not a requirement that team players have worked together in the past. If team members have worked together in the past, describe how you have worked together. If not, describe how you will work together.*

54) What opportunities are available to us as a small 8(a) business to make our services visible to the development teams who will be developing projects/facilities for the Ft. Meade EUL sites?

*Look for developers with which to partner. A list of attendees to the Industry Forum will be provided on the Fort Meade EUL web site.*

55) Is there going to be a central "data base" for d/e firms, contractors, etc. for developers to obtain local services?

56) Will a listing of attendees be provided?

57) The project document links did not work. Are these available elsewhere?

*Please let the EUL office know of broken links on the web site. We will work to fix them quickly so the documents are available on the site.*

58) Given the size of the project, will USACF consider a 3 weeks extension of the NOL due date?

*Probably not unless there is an overriding reason to do so.*

59) Would the EUL project accommodate a wellness center?

60) Can we get a topo for the gold course area?

61) What was deposited in landfill? Any environmental reports available?

62) Do the office buildings need to be built to DOD standards (**progressive plus? Collapse?**)?

*It depends on who your tenants will be. If they are DOD tenants, then yes. If that is not your market, then no.*

63) Does the DOD Media Activity area require specific build out (e.g. electrical, high ceilings, special lighting, etc?)

64) How can you obtain a copy of the 2005 Ft. Meade Master Plan?

*It is proprietary and not available.*

65) The Master Plan lists “sound development to include substantial land use practices.” Is there a requirement to achieve a LEED rating?

*Fort Meade would like the development team to strive for the highest-possible rated buildings, but understands that this may impact the ability to rent the building.*

66) We understand that Anne Arundel County does not permit this project. What is the internal base permit process? Timing? Who provides final inspections?

*See question 20.*

67) There is a statement in the “Notice of Availability to Lease” that the developer will work with Anne Arundel County and Ft. Meade as required to intergrade all services required for off-site improvements (e.g. sewer extensions, intersection improvements)?

68) Is there base sheet information including topography, utilities, roads, boundary survey available for sites Y, Z, and S?

69) Are there utilities present at sites Y and Z sufficient for the anticipated development program?

*Sewer and water service is provided to the current facilities on the site by the installation’s water and wastewater treatment plant facilities. The post is currently evaluating both plants for the proper upgrades.*

*The post has plenty of ground water permits for drinking water.*



*The necessary upgrades, if any, will depend on the development program proposed by the development team. Fort Meade has been working with Anne Arundel County to obtain services, if necessary. Much of the detail on this issue will be finalized during negotiations with the selected offeror.*

70) Can you provide the following information on the landfill:

- Closure tonnage
- Current Volume (in place)
- Current Tonnage (in place)
- Has the site ever accepted any hazardous waste? Where? What types?
- Landfill gas flow?
- Are flare readings available?
- Are gas well readings available?

71) Does Fort Meade have a forest delineation plan and how are parcels Y, Z, and S affected?

*Fort Meade tries to protect streams, and so designates those as Critical Areas. Also, Fort Meade has a policy to abide by the Maryland Forest Conservation Act, and so 20% of any project is to be maintained as a forested area. If that is not possible on-site, then it can be done off-site somewhere else on the base, such as near streams, wetlands, etc.*

72) Would consideration be given to privatized power, providing site utilities, including steam, hot water, chilled water, etc?

*Any interested energy parties should talk to developers for possible teaming possibilities. Consideration will be given if it helps the proposal.*

73) Please define exact milestones where DOD assumes financial obligation for the development managers expense funds? Is it an approved B&L plan? Ground Lease? Etc.

*The government makes no guarantees on this deal. The proposer assumes all business enterprise risks, just as in any real estate deal. The government is only leasing the land to the development team. It is up to the development team to conduct its own due diligence, etc as to the viability of a project that they are proposing.*

74) Relative to the golf course and when the development team hands it over to Fort Meade, the NOL stipulates 'until operations have stabilized.' Can you be more specific?

*Generally, when the facilities are operating, and when the course is ready to be played upon regularly without damaging it. The development team should propose milestones, and Fort Meade staff and EUL will work with the development team.*

